



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area
97 Hillview Avenue, Los Altos, CA 94022**

September 20, 2010

Mayor Bryant and Members of the Mountain View City Council
City Hall, 500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

Re: Study Session September 21, 2010
Agenda # 4.02 Affordable Housing Strategies

Dear Mayor Bryant and Members of the Mountain View City Council:

The LWV of the Los Altos/Mountain View Area would like to comment on the alternatives proposed by staff regarding the Affordable Housing Strategies process. We were pleased to participate by invitation in a staff discussion prior to this Study Session regarding possible methods for prioritizing the use of the City's affordable housing funds.

We strongly support staff's suggested alternative of issuing a Notice of Funding Availability ("NOFA") rather than going through the Affordable Housing Strategies process. The staff report provides many sound reasons for this alternative. Most important, in our opinion, are the following. The NOFA process will allow the City to take advantage of opportunities that developers bring forward more rapidly; we think it is important that the City try to work more quickly to develop affordable housing. We say this both because the need is great and because the City funds aren't gaining much interest while they remain unspent.

We found that the Affordable Housing Strategies process beginning in 2006 was cumbersome and that it is almost impossible to predict what will be the greatest needs during the next five years. In addition, there are various affordable housing needs, ranging from more family housing, senior housing, transitional housing, emergency shelters, home ownership for very low-income households such as Habitat for Humanity provides, and efficiency studios. We hate to think that an excellent affordable housing project might be brought to the City by a developer, but because it wasn't identified as the top priority under the Affordable Housing Strategies, it wouldn't be able to proceed. We prefer the alternative presented by staff, whereby each project can be evaluated on its own merits.

Sincerely,
Donna Yobs
1157 Karen Way
Mountain View, CA 94040
Co-Chair, Affordable Housing Committee
League of Women Voters of Los Altos/Mountain View Area
Cc: Kevin Duggan
Randal Tsuda
Linda Lauzze

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